

**CITY OF BOULDER**  
**PLANNING BOARD ACTION SUMMARY**  
**Thursday, April 7, 2016**

<b>1. CALL TO ORDER AND ROLL CALL : 6:06 p.m.</b>			
Bryan Bowen	Present	Liz Payton	Present
John Gerstle	Present	John Putnam	Present
Crystal Gray	Present	Harmon Zuckerman	Present
Leonard May	Absent		
<b>2. APPROVAL OF MINUTES</b>			
<b>A.</b>		March 17, 2016 minutes	Approved
<b>3. PUBLIC PARTICIPATION</b>			
<b>A.</b>			
<b>4. DISCUSSION OF DISPOSTIONS, PLANNING BOARD CALL-UPS / CONTINUATIONS</b>			
<b>A.</b>		Call Up Item: USE REVIEW (LUR2016-00016): Use Review for a proposed Business Support Services (property management offices) use within an existing office building located in the Industrial Manufacturing zoning district at 6000 Spine Road. The call-up period expires on April 11, 2016.	No Action
<b>5. PUBLIC HEARINGS</b>			
<b>A.</b>		AGENDA TITLE: Public hearing and Planning Board consideration of the following items: <ol style="list-style-type: none"> <li>1) Consideration of a land use map change for a portion of the property at 2520 28<sup>th</sup> Street from Public to Mixed Use Business related to the proposed rezoning;</li> <li>2) Recommendation to City Council on a request to rezone a portion of the property at 2560 28<sup>th</sup> Street from P (Public) to BC-2 (Business Community – 2) (application no. LUR2015-00072; and</li> <li>3) Consideration of Site Review application LUR2015-00104 for redevelopment of a portion of property at 2560 28<sup>th</sup> St. with 10 attached residential units. No changes are proposed to the existing commercial building on site. The proposal includes a request for a 25% parking reduction.</li> </ol>	Approved
		<b>Comments:</b>	
<b>B.</b>		AGENDA TITLE: Concept Plan (case no. LUR2015-00106) proposal for expansion of the Frasier Meadows congregate care facility at 350 Ponca Pl. and 4950 Thunderbird Dr. within the RH-5 zone district. The proposal includes renovations to existing buildings; expansion of existing assisted living and skilled nursing facilities, wellness center and arts and education facilities; and a new 5-story, 55' building containing 98 independent living units.	No Action
		<b>Comments:</b> No action is required on behalf of the Planning Board.	

<b>6. MATTERS FROM PLANNING BOARD, PLANNING DIRECTOR, CITY ATTORNEY</b>			
<b>A.</b>		Board will bring in images of projects that typically could not be done in Boulder, present to staff to discuss the regulatory barriers to develop these projects.	Accepted
<b>7. DEBRIEF / CALENDAR CHECK</b>			
<b>8. ADJOURNMENT: 9:21 p.m.</b>			